

STAFF REPORT

Meeting Date: January 19, 2005
CONSENT

**LAFCO CASE
NAME & NO:**

LAFCO 04-23 Camarillo Sanitary District Annexation – Maestri - DeYoung (Parcels A & B)

PROPOSAL:

To annex four lots, a portion of East Loop Drive and a portion of Amber Drive, into the Camarillo Sanitary District for the purpose of providing sanitary sewer service.

SIZE:

Parcel A: Approximately 0.45 acres

Parcel B: Approximately 1.01 acres

LOCATION:

Parcel A: Two lots with street addresses of 924 and 942 Aloha Street at the southwesterly corner of the intersection of Aloha Street and Loma Drive in the Camarillo Area of Interest.

Parcel B: Two lots with street addresses of 982 Amber Drive and 519 E. Loop Drive at the southwesterly corner of the intersection of Amber Drive and East Loop Drive and E. Loop Drive and Loma Dr. in the Camarillo Area of Interest.

PROPONENT:

Camarillo Sanitary District by resolution.

NOTICE:

This matter has been noticed as prescribed by law.

PARCEL INFORMATION:

Parcel	Assessor's Parcel	Property Address	Property Owner(s)
A	153-0-052-075	924 Aloha Street	Maestri
	153-0-052-085	942 Aloha Street	Segesman Trust
B	153-0-043-125	982 Amber Drive	DeYoung
	153-0-043-135	519 E. Loop Drive	Rademaker

COMMISSIONERS AND STAFF

COUNTY:

Kathy Long
Linda Parks
Alternate:
Steve Bennett

CITY:

Don Waunch
John Zaragoza
Alternate:
Janice Parvin

SPECIAL DISTRICT:

Ted Grandsen
Dick Richardson
Alternate:
George Lange

PUBLIC:

Kenneth M. Hess

Alternate:
Vacant

EXECUTIVE OFFICER:

Everett Millais

LAFCO ANALYST:

Vacant

OFFICE MANAGER/CLERK:

Debbie Schubert

LEGAL COUNSEL:

Leroy Smith

RECOMMENDATIONS

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Camarillo Sanitary District as lead agency, dated September 9, 2004, and determine that the reorganization is exempt under Section 15301 and Section 15319(a) of the CEQA Guidelines.
- B. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by Ventura LAFCO as lead agency, dated January 19, 2005, and approve the determination that the one additional lot recommended to be included, located at 519 E. Loop Drive is exempt under Section 15319(a) of the CEQA Guidelines.
- C. Adopt the attached resolution (LAFCO 04-23) making determinations and approving the Camarillo Sanitary District Annexation – Maestri - DeYoung (Parcels A & B).

GENERAL ANALYSIS

1. Land Use

Site Information (Parcels A & B)

	Land Use	Zone District Classification	General Plan Designation
Existing	Four Single Family Dwellings/ Residential	County: R-1-10 (Residential, 10,000 sq. ft. lots. minimum)	County: Existing Community/ Urban Reserve Overlay
Proposed	No Change	No Changes	No Changes

Surrounding Land Uses and Zoning and General Plan Designations

The surrounding land uses, zoning and general plan designations are similar to the land uses, zoning and general plan designations for the proposal area, and reflect the same single-family residential characteristics.

Topography, Natural Features and Drainage

The proposal area is located northerly of Las Posas Road where the terrain slopes upward to the Camarillo hills. Each lot individually is relatively flat with a

slope of less than five percent, and drains to the adjoining streets. There are no significant natural features on any of the lots.

Conformity with Plans

Both Parcels A & B are within the Sphere of Influence of the Camarillo Sanitary District and the City of Camarillo. Neither Parcel A nor Parcel B is contiguous with the boundaries of the City of Camarillo, however, and cannot therefore be annexed to the City at this time.

The existing single-family residential use of each lot is consistent with the City of Camarillo General Plan designation of Low Density Residential.

The proposal area is located within the SOAR and CURB boundaries of the City of Camarillo.

2. Impact on Prime Agricultural Land, Agriculture, and Open Space

Agricultural Land and Agriculture

Both Parcels A & B are located in an urbanized area, are zoned for residential development and have existing development. There are no agricultural uses in the proposal area, nor any adjoining agricultural uses.

The proposal area is not subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and is not within a greenbelt.

Open Space

The proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560.

3. Population

Each lot in the proposal area contains one single-family residence. According to the County Registrar of Voters, there are less than 12 registered voters in the proposal area. As such, the proposal area is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability

The proposal involves annexation to the Camarillo Sanitary District so that each affected lot can connect to the District's wastewater collection and treatment system. The District has sewer lines in the adjacent streets. The property owners

of 924 and 942 Aloha Street, and 982 Amber Drive entered into service and annexation agreements with the District in July 2004. The property owner of 519 E. Loop Drive was contacted about participating in this annexation after the application was filed and subsequently consented to annex to the District. Once annexed this property can connect to the District's facilities at any time. The District has represented that it has the ability and capacity to service all four lots.

The property owners will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed by residential user fees.

There will be no change to any other existing services.

5. Boundaries and Lines of Assessment

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal received from the proponent originally included only three lots – the properties at 924 and 942 Aloha Street (Parcel A) and the property at 982 Amber Drive. After the maps and legal descriptions were prepared, the property owner at 519 E. Loop Drive consented to annex to the District, and is now proposed to be included with this annexation. as a part of Parcel B. As a result, a new map and legal description for Parcel B will have to be prepared before a certificate of completion pursuant to Government Code Section 57201 can be recorded and before this matter can be filed with the State Board of Equalization. A condition to this effect is included in the recommended Resolution.

6. Assessed Value, Tax Rates and Indebtedness

All lots in the proposal area are now in tax rate area 75005. Upon completion of proceedings the lots will be assigned to tax rate area 75036. Both of these tax rate areas have the same tax rate of \$1.066 per \$100 of assessed valuation. Thus, the proposal will not result in any change in property taxes. The assessed land value of each lot per the 2004 - 2005 tax roll is:

Assessor's Parcel	Property Address	Property Owner(s)	Assessed Land Value
153-0-052-075	924 Aloha Street	Maestri	\$104,749
153-0-052-085	942 Aloha Street	Segesman Trust	\$92,979
153-0-043-125	982 Amber Drive	DeYoung	\$67,642
153-0-043-135	519 E. Loop Drive	Rademaker	\$15,432
TOTAL			\$280,802

7. Environmental Impact of the Proposal

The Camarillo Sanitary District is the lead agency found the annexation of 924 and 942 Aloha Street, and 982 Amber Drive to be categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation to a special district of areas developed to the density allowed by existing zoning) of the California Environmental Quality Act Guidelines.

Subsequent to this determination by the Camarillo Sanitary District the property owner of 519 E. Loop Drive consented to annex and is proposed to be included as a part of this proceeding. For CEQA noticing purposes, LAFCO would be lead agency for this additional lot. Staff recommends that the proposed inclusion of the additional lot at 519 E. loop Drive also be found categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines. Both the District's and the proposed LAFCO categorical exemption is appropriate for the proposal as all lots involved have existing single-family residences.

8. Regional Housing Needs

According to the California Housing and Community Development Department the City of Camarillo adopted an updated General Plan Housing Element on November 19, 2003 and completed State review for compliance on December 16, 2003. The proposal is for an annexation to a special district within the City's sphere of influence. The proposal area is fully developed to the maximum density allowed by the City's General Plan. Therefore, the proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

9. Landowner and Annexing Agency Consent

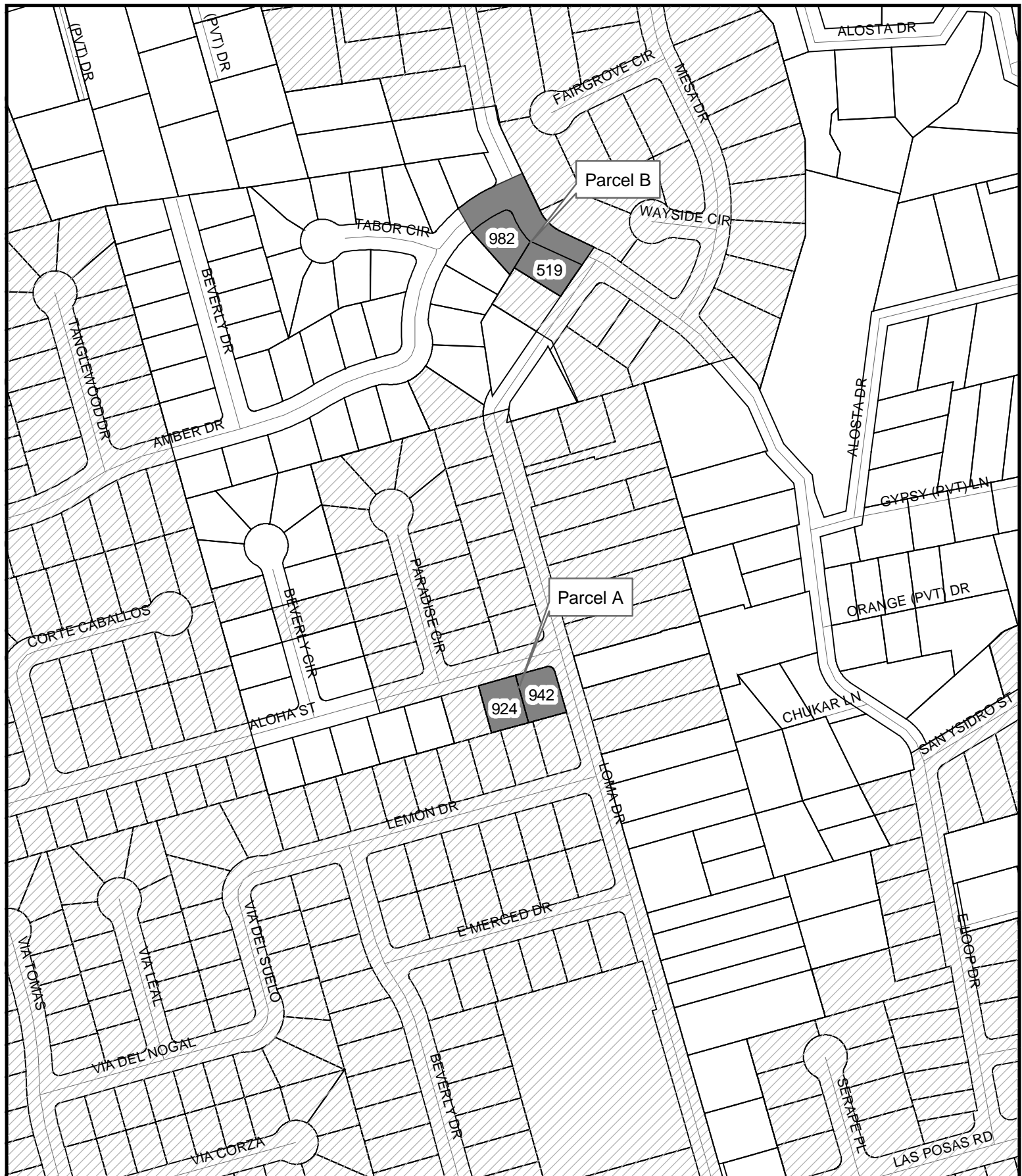
The Camarillo Sanitary District has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

ALTERNATIVE ACTIONS AVAILABLE:




- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 04-23 Resolution



Legend

-  Parcels A & B
-  Camarillo Sanitary District Boundary
-  Assessor Parcel Lines

LAFCO 04-23 Camarillo Sanitary District

Annexation - Maestri - DeYoung

Parcels A & B



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Miles

LAFCO 04-23

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CAMARILLO SANITARY
DISTRICT ANNEXATION – MAESTRI-DEYOUNG
(PARCELS A & B)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the of the proposal as required by law; and

WHEREAS, the proposal was duly considered on January 19, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, the landowners at 924 and 942 Aloha Street and at 982 Amber Drive consented to the annexation as a part of the original proposal filed by the Camarillo Sanitary District; and

WHEREAS, the landowner at 519 E. Loop Drive consented to the annexation and to be part of the proposal after the Camarillo Sanitary District filed the proposal with LAFCO; and

WHEREAS, given the location of the property at 519 E. Loop Drive and the consent of the landowner to annex, it is logical to include this property as a part of Parcel B and to include it with the annexation proposal filed by the Camarillo Sanitary District; and

WHEREAS, proof has been given to the Commission that the affected territory has fewer than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the Camarillo Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated January 19, 2005 is adopted.
- (2) Said annexation is hereby approved as submitted, with the addition of the property at 519 E. Loop Drive as a part of Parcel B.
- (3) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-23 CAMARILLO SANITARY DISTRICT ANNEXATION – Maestri - DeYoung (Parcels A & B)**
- (4) The boundaries of the affected territory are definite and certain. **This annexation shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization have been submitted to the LAFCO Executive Officer.**
- (5) The Commission has reviewed and considered the lead agency's determination that the annexation of 924 and 942 Aloha Street and 982 Amber Drive is categorically exempt under Section 15301 (existing facilities) and Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines, and finds the annexation of these properties to be categorically exempt under sections 15301 and 15319(a).
In addition, the Commission as lead agency finds that the annexation of 519 E. Loop Drive is categorically exempt under Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, and as a lead agency, under Section 15062 of the CEAQA Guidelines.

This resolution was adopted on January 19, 2005.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning